

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING MINUTES

October 6, 1994

A public hearing and the regular meeting of the Manistee City Planning Commission were held on October 6, 1994 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, R. Franckowiak, D. Jones, J. Lakos, J. Gavlinski, R. Yoder, A Slawinski

MEMBERS ABSENT: J. Carter, D. Johnson

OTHERS PRESENT: J. Rose (City Code Administrator)
B. Bifoss (City Manager)
J. Kowalski (Manistee News Advocate)
Peter and Joan Reid
Denise Jensen
Gerald and Katherine Ebbeling

PUBLIC HEARING:

Chairman Yoder opened a public hearing at 7:00 PM relative to a Special Use Permit application from Gerald and Katherine Ebbeling for a bed and breakfast business at 403 First Street. Katherine Ebbeling presented the site plan and discussed the proposed business operation. There was no public comment or other input. The hearing was closed at 7:05 PM.

SITE PLAN REVIEWS:

There was no site plan review on the meeting agenda.

CITIZEN QUESTIONS AND CONCERNS:

Mr. Peter Reid requested a preliminary Planning Commission opinion regarding a proposed business to be located in the empty building on Mason Street between the old Secretary of State office and the American Legion. He would like to start a general repair business for automobiles, boats and small engines. Indoor boat storage would also be included. Jon Rose advised that all of the proposed business operations, other than boat storage are permitted uses in the applicable Land Use District. A zoning change would be required to allow indoor boat storage. Mr. Reid was informed that a public hearing would be scheduled for the next regular Planning Commission meeting. None of the Commission members present had any major concerns about a Zoning change to allow indoor

storage, however Mr. Reid was advised that a final decision would depend on information obtained at the public hearing.

There were no other citizen questions or concerns expressed at the meeting.

MINUTES:

It was moved by J. Lakos, supported by D. Jones, that the minutes of the September 1, 1994 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Sign Ordinance - A committee (J. Rose, R. Bauman, R. Franckowiak, and D. Jones) meeting was scheduled for October 25th to finalize a response to comments on the draft Sign Ordinance which have been received from Tom Amor on behalf of the Downtown Merchants Association. Results of the committee meeting will be provided to the Planning Commission at the November meeting.

High Risk Erosion - J. Gavlinski and J. Lakos were assigned to a committee to work with J. Rose on preparing a draft Zoning Ordinance change to comply with new State requirements.

CITY UPDATE:

Ben Bifoss provided the following City update: the City has received a Municipal Achievement Award from the Michigan Municipal League for the Teen Center; the City Council is preparing a letter to Filer Township requesting that they withdraw their discharge permit application for a proposed waste water treatment plant until additional groundwater studies are complete; remedial work will be performed to remove soil contamination at the City garage resulting from fuel leaks between the previously removed tanks and the fuel pumps; and final arrangements are being made for a new clothing manufacturer to locate in Manistee. He also discussed how the recent Federal Government action regarding local native American tribal rights may effect the area.

D.D.A. REPORT:

Ben Bifoss reported that the DDA approved a grant of \$15,000 to the Ramsdell Theatre Restoration Project from this years budget, and that the central business district sign post issue is still in the planning phase.

ZONING BOARD OF APPEALS REPORT:

There was no meeting during the last month.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

J. Gavlinski reported on work being done on the criteria document which will be used during review of proposed exterior

building changes in the Historic Overlay District.

ORDINANCE COMMITTEE REPORT:

There was no meeting during the last month.

NEW BUSINESS:

Following discussion it was moved by R. Franckowiak, supported by J. Lakos that the Special Use permit application by Gerald and Katherine Ebbeling for a bed and breakfast business at 403 First Street be approved. The motion passed unanimously.

The Commission granted a 150 day leave of absence to A. Slawinski.

WORK SESSION:

There was no work session on the agenda.

ADJOURNMENT:

There being no further business, it was moved by J. Lakos, supported by A. Slawinski, that the meeting be adjourned. The motion carried.

The meeting adjourned at 7:45 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary

